Development Management – Delegated Officer Report **Date; 29/04/2025**

Application Number	**AWDM/0320/25**
Address	**59 Dorchester Gardens Worthing West Sussex BN11 5AY**
Proposal	**Application for consent under Worthing Tree Preservation Order No.1 of 1977 to re-pollard to previous points Lime trees of group G9.**

Date of site visit: 01/04/25

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to a linear group of Lime trees G9, that extends either side of the north entrance to block 5, growing on the small open space between the building and the pavement of Dorchester Gardens. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to re-pollard back to previous pruning points all seven Limes of group G9.

The reasons for the works are primarily in the interests of safety, abating nuisance, light issues and amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

1977: Worthing Tree Preservation order Number 1 of 1977 confirmed on 08/06/77.

2000: Application for consent Under Worthing Tree Preservation Order No. 1/1977 to crown lift to 4 metres on north side, clean out the crown, and minor crown reduction to 1 London Plane (part of Group G2), removal of lowest branches and reduction of adjacent low branches to effect a crown lift to 2 metres to Lime (T15), remove wayward limb on west side by up to 2 metres on Horse Chestnut (T7) and crown lift 4 Purple Maples (part of Group G5) to 4 metres.

2011: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to reduce radial spread to give up to 2 metres clearance to the main building on one Cherry tree and one Plane tree of group G2.

2011: Application for consent under Worthing Tree Preservation Order No. 1 of 1977 to reduce longest branches by 0.5 metre, remove epicormic growth and dead wood on one Lime (T15); crown lift to 4 metres and crown thin by 10% one Sycamore (T9); reduce longest branches by up to 1 metre, remove epicormic growth and crown thin by 10% one Horse Chestnut (T7), and formative pruning of 2 Cherry trees (replacement trees) - all adjacent to Block 5.

2014: Application for consent under Worthing Tree Preservation Order No. 7 of 1977 to reduce radial spread by up to 1 metre, crown thin up to 15%, and cut back to provide up to 2 metres clearance of building, one Plane tree and one Prunus tree, both of group G2

2016: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to reduce radial spread to give up to 2 metres clearance to the main building on one Cherry tree and one Plane tree of group G2.

2016: Application for consent under Worthing Tree Preservation Order No. 1 of 1977 to reduce radial spread by 1.5 to 2 metres and crown thin lower canopy by up to 10% one Lime tree T14.

2017: Application for consent under Worthing Tree Preservation Order No. 1 of 1977 to cut back branches to obtain 2ms clearance from building and thin canopy by 15% one Beech tree T5.

2019: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to crown lift up to existing pollard points, reduce radial spread to south away from building by up to 1m and remove basal and epicormic growth of Lime trees in group G9.

2019: Application for consent under Worthing Tree Preservation Order No. 1 of 1977 for crown reduction of 1no. Holly by 2m on north side and reduce limb on east side of 1no. Plane tree by 4m all in group G2. Reduce height by 2.5m and reduce radial spread by 1.5m of 2no. Norway Maples in group G5.

2020: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to reduce radial spread to northeast by up to 2 metres, and prune to clear street light one Lime tree T15; to reduce crown height and radial spread by up to 1.5 metres one Crab Apple of group G7; to reduce radial spread to clear building by up to 1.5 metres one Crab Apple and one London Plane tree of group G2 by up to 2 metres; and to reduce crown height of selected section of crown one Holly tree T20.

2021: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to re-pollard back to previous pruning points at a height of approx. 4.5m, 7no. Limes of group G9.

2021: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to reduce crown height by up to 1.5 metres and reduce radial spread by up to 1 metre one Crab apple tree of group G8.

2024: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to reduce crown height by up to 2 metres and reduce radial spread by up to 1.5 metres three Norway Maple trees of group G5.

Planning Assessment

The trees are seven small matures growing in front of the block of flat numbers 55 to 77, adjacent to the public pavement. The trees are prominent to the area and help to break up the stark appearance of the main building.

The seven Limes of group G9 are mostly small matures that have been repeatedly pollarded over several years. The trees are all single stemmed to the 4 metre pollard points, with structural branches emerging from 3 metres. The main crowns are partially intertwined, dense and compact with some slightly further extended laterals that are close to, or touching, the main building.

The proposed works are to re-pollard back to previous pruning points, at a height of approximately 4.5 metres, seven Lime Trees of group G9. The works are to contain the size and spread of the trees, abate nuisance and allow more light and air to pass through the crown.

These works in my opinion would be relatively large in relation to the overall size, spread and crown form of the trees, however the effect on their appearance, will be temporary allowing their amenity value and contribution to the character of the area to continue within one to two seasons.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 29/04/2025

Authorised by: Jo Morin Date: 29.04.2025